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HYDERABAD, MONDAY, OCTOBER 31, 2022.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(PLG.II)

VARIATION TO THE DT&CP - NALGONDA MUNICIPALITY FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC USE ZONE TO COMMERCIAL USE ZONE SITUATED AT WARD No. 26, NALGONDA TOWN, BELONGS TO SRI BISHOP GOVIND JOJI, PRESIDENT NALGONDA DIOCESE SOCIETY - CONFIRMATION.

[G.O.Ms.No. 188, Municipal Administration & Urban Development (Plg.II), 15th October, 2022.]

In exercise of the powers conferred by clause under sub-section (4) of section-15 of Telangana Town Planning Act., 1920 (Act VII of 1920) the Government hereby makes the following variation to the General Town Planning Scheme/ the Master Plan of Nalgonda Town, which was sanctioned in G.O.Ms.No.594, M.A, Dt.08-06-1987, as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.130 of Nalgonda town to an extent of 2000 Sq.yards or 1672.25 Sq.mts, the boundaries of which are as shown in the schedule here under and which is earmarked for Public and Semi Public use Zone in the General Town Planning Scheme (Master Plan) of Nalgonda sanctioned in G.O.Ms.No. 594 M.A., Dated: 08.06.1987, is now designated as designated for Commercial use by variation of Change of Land Use and in the revised part proposed land use map in G.T.P. No.01/2022/H available in the Nalgonda town **subject to the following conditions that:**

The applicant shall take prior approval from the competent authority before commencing the development work.

SCHEDULE OF BOUNDARIES

NORTH	:	Others land.
EAST	:	Church.
SOUTH	:	Vacant Land.
WEST	:	100'-0" wide Existing road

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM WATER BODY USE TO RESIDENTIAL USE AND CHANGE IN LAND USE FROM RESIDENTIAL USE TO WATER BODY USE (INCORPORATION OF WATER BODY AS PER REVENUE RECORDS) IN IBRAHIMPATNAM KHALSA (V), IBRAHIMPATNAM (M), RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 191, Municipal Administration & Urban Development (Plg.I(1)), 18th October, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION -I

The site in Sy.No.372 to 377 of Ibrahimpatnam Khalsa (V), Ibrahimpatnam (M), Rangareddy District measuring an extent of 34,209 Sq mtrs., which is presently earmarked as Water Body use zone in the notified MDP-2031 which was approved by Government vide G.O.Ms.No.33 MA & UD dt:24.01.2013, is now designated as Residential use zone in view of the NOCs issued by District Collector and Executive Engineer, Irrigation.

VARIATION -II

The site in Sy.No.378 of Ibrahimpatnam Khalsa (V), Ibrahimpatnam (M), Rangareddy District which is presently earmarked as Residential use zone in the notified MDP-2031 which was approved by Government vide G.O.Ms.No.33 MA & UD dt:24.01.2013, is now designated as Water Body use zone, **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168, dt:07.04.2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the change of land use order will be withdrawn without any notice.
5. The applicant has to fulfill any other conditions as may be imposed by the competent authority.
6. The change of land use does not bar any public agency including HMDA/ local authority to acquire land for any public purpose as per law.

7. The change of land use shall not be used as the proof of any title of the land.
8. The applicant has to maintain buffer to the Tank as per G.O.Ms.No.168, MA & UD Dept dt: 07.04.2012.
9. The applicant shall handover the Master Plan road affected areas to the local authority at free of cost.

SCHEDULE OF BOUNDARIES-I

NORTH : Land in Sy.No.372/P of Ibrahimpatnam Khalsa (V)
 SOUTH : Land in Sy.No.377/P of Ibrahimpatnam Khalsa (V)
 EAST : Land in Sy.No.377/P of Ibrahimpatnam Khalsa (V)
 WEST : Land in Sy.No.372, 374 of Ibrahimpatnam Khalsa (V)

SCHEDULE OF BOUNDARIES-II

NORTH : Land in Sy.No.372 of Ibrahimpatnam Khalsa (V)
 SOUTH : Land in Sy.No.381 & 382 of Ibrahimpatnam Khalsa (V)
 EAST : Land in Sy.No.379 of Ibrahimpatnam Khalsa (V)
 WEST : Land in Sy.No.377 of Ibrahimpatnam Khalsa (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC ZONE TO RESIDENTIAL USE ZONE SITUATED AT PET BASHEERBAD (V), QUTHBULLAPUR (M) - CONFIRMATION.

[G.O.Ms.No. 192, Municipal Administration & Urban Development (Plg.I(1)), 19th October, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master plan of Kukatpally Zone Segment of erstwhile HUDA-2021(HMDA) vide G.O.Ms.No.288, MA & UD Department, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.93/P situated at Pet Basheerbad (V), Quthbullapur (M) to an extent of 6,181.19 Sq.mtrs which is presently earmarked as Public and semi Public use as per the notified Master plan of Kukatpally Zone Segment of erstwhile HUDA-2021(HMDA) vide G.O.Ms.No.288, MA & UD Department, dt:03.04.2008, is now designated as Residential Use zone, **subject to the following conditions:**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- b) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- c) If any dispute occur regarding ownership of the applicant will be the whole responsible for that.
- d) The applicant is whole responsible if any discrepancy occurs in the ownership aspects a ULC aspects if any litigations occurs, the change of land use orders will be withdrawn without any notice.

- e) CLU shall not be used as proof of any title of the land.
- f) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- g) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Vacant Land
 South : Neighbours land
 East : 40 ft wide road
 West : Existing buildings in Sy no 46 of Jeedimetla Village

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO RESIDENTIAL USE ZONE AT KANDI (V&M), SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 193, Municipal Administration & Urban Development (Plg.I(1)), 19th October, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA, dt:24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.507/A2/1/1, 507/A2/2, 507/A2/1/2, 507/A2/3, 506/AA1, 506/AA2, 506/AA3 and 506/AA4 at Kandi (V&M), Sanga Reddy District to an extent of 23775.28 sq.mts (Ac. 5.35 gts) which is presently earmarked as Peri-urban use as per the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA, dt:24.01.2013, is now designated as Residential use, subject to the following conditions:

1. The applicant shall comply the conditions old down in G.O.Ms.No.168 MA Dt: 07.04.2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

East : Existing 200 feet (60mts) Bombay highway road
West : Existing vacant land
North : Vacant land
South : Draft approved layout (under development)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE AND CONSERVATION USE TO RESIDENTIAL USE IN KANDUKUR VILLAGE AND MANDAL, RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 194, Municipal Administration & Urban Development (Plg.I(1)), 26th October, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 880/Part, 888/ Part, 900, 901, 902/ Part, 889, 893, 894, 895 of Kandukur Village and Mandal, Ranga Reddy., to an extent of 180888.56 sq.mts (Ac. 44.68) which is presently earmarked as Public & Semi public use and Conservation use as per notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA dt: 24.01.2013, is now designated as Residential use, subject to the following conditions:

- (a) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.

- (h) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (i) The change of land use shall not be used as the proof of any title of the land.
- (j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- (k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- North : Vacant land and Nala.
- South : Vacant land, Nala and compound wall of manufacturing unit.
- East : Vacant land and ZP 40 feet Road .
- West : Existing 30 mtrs road (Proposed 60 mtrs road)

ARVIND KUMAR,
Special Chief Secretary to Government.

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